



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: September 5, 2012

TITLE: Resolution to Approve a Development Permit with the Allocation of Post-2003 Downtown Dwelling Units – The Pearl at Flagler Village - Case 42R12

Recommendation

It is recommended that the City Commission adopt a resolution approving the issuance of a Site Plan Level II Development Permit that includes the allocation of 331 dwelling units for the Pearl at Flagler Village development.

Background

The City Commission is to determine whether the proposed development or use meets the standards and requirements of the ULDR and criteria for the allocation of dwelling units in the Downtown Regional Activity Center ("DRAC").

Pursuant to ULDR Section 47-13.20.B.4, density within the entire DRAC is limited to a total of five thousand one hundred (5,100) dwelling units. Dwelling units in excess of the 5,100 in the Downtown RAC as certified by the Comprehensive Plan amendment of 2003 and 2007 (hereinafter referred to as "post 2003 du's") shall be allocated in accordance with the following criteria: "An application for a development permit that requires the allocation of post 2003 du's shall be reviewed to determine if the development is consistent with the design guidelines provided in the Downtown Master Plan ("DTMP")."

The project was reviewed by the Design Review Team (DRT) on May 16, 2012 and reviewed by the DRC on May 22, 2012, and the applicant has responded to all comments. The application and the record and report of the DRT and DRC are available for review upon request.

The applicant is proposing to construct a 7-story residential development at the southwest corner of Federal Highway and NE 5th Street in the DRAC City Center Zoning District (RAC-CC). The development will consist of 331 studio, one, two and three-bedroom units and an enclosed parking garage accommodating 561 vehicles.

The project is consistent with the Downtown Master Plan's intent. A few of the highlights are listed below:

- NE 5th Terrace has been shifted and realigned to the west to increase the depth of the block between Federal Highway and NE 5th Terrace as per the Master Plan, which encourages “the re-platting of the constrained and under-developed blocks along the west side of Federal Highway between NE 4th Street and NE 9th Street to increase their depth and development potential.”
- The building maximizes active ground level uses by facing Federal Highway with a plaza lined with walk-up residential units and amenity space (gym). An entry court and building entrances face NE 5th Street and walk-up units face NE 5th Avenue.
- The streetscapes have been designed to incorporate the typical cross sections of the Downtown Master Plan including on-street parking provided along NE 5th Street and NE 5th Avenue.
- The north and south facades of the parking garage are lined with units and the facades facing 5th Avenue and 5th Terrace are treated with decorative grillwork and screened with vegetation of varying heights.

Vehicular ingress and egress into the site is provided from NE 5th Terrace and NE 5th Avenue. The applicant is proposing to provide 561 parking spaces on site with additional on-street spaces along NE 5th Avenue and NE 5th Street, for a total of 581 spaces. A 10’ wide sidewalk lined with shade trees will be constructed along the property’s Federal Highway frontage to serve as a multi-modal path accommodating pedestrians and bicyclists and 7’ wide sidewalks lined with shade trees and parallel parking, to foster a comfortable pedestrian environment, will be provided along NE 5th Street and NE 5th Avenue. The realigned 5th Terrace will also include sidewalks and shade trees.

The Pearl at Flagler Village will solidify the surrounding critical mass of recently-approved development, bringing into focus Federal Highway’s identity as a tree-lined ‘grand “green” boulevard’ in the classic urban sense. The Pearl joins the planned Henry Square, one20fourth and Flagler Village on the west side of Federal Highway and the redevelopment of the east side into a vibrant retail corridor. These anticipated developments join the completed 440 Flagler, Alexan, Strada and Bamboo Lofts among others in potentially creating a mixed-use, high density, human scaled neighborhood on the north side of the Downtown Core.

Traffic

The applicant’s traffic study, prepared by Cathy Sweetapple and Associates Inc. dated July 2012, indicates that the street system surrounding the development site has sufficient capacity to accommodate the new trips anticipated by the proposed project.

Miller Legg, the City’s traffic consultant has reviewed Cathy Sweetapple and Associates’ study and has concurred with the findings.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1: Site Plan
Exhibit 2: Resolution to Approve
Exhibit 3: Resolution to Deny

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